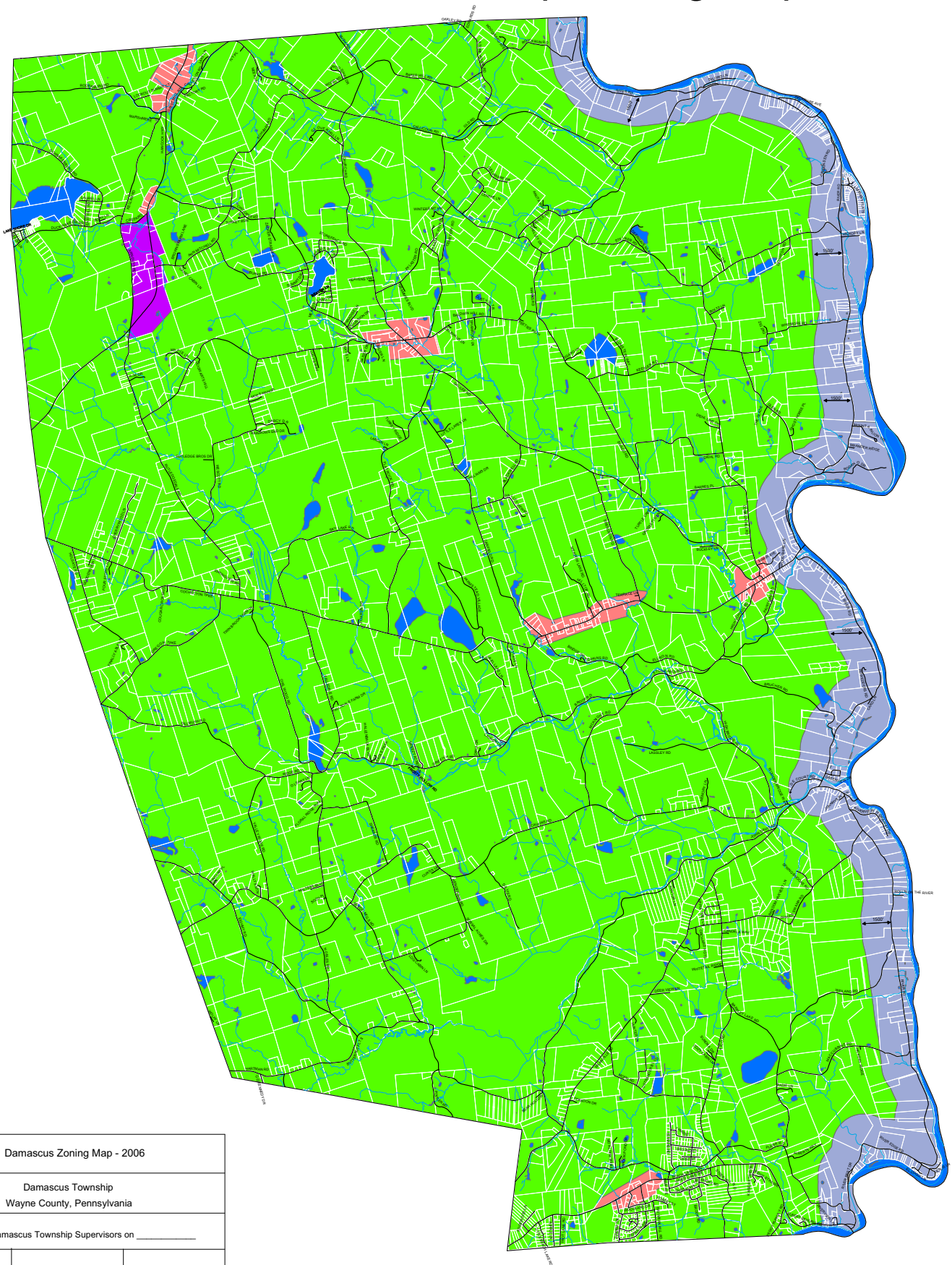


Damascus Township Zoning Map



Damascus Zoning Map - 2006

Damascus Township
Wayne County, Pennsylvania

Adopted by Damascus Township Supervisors on _____

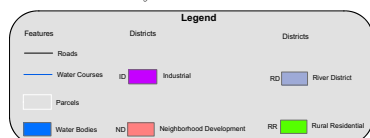
Supervisors Signature _____

Attest:

Zoning map information compiled from Damascus Township Zoning Map
Adopted August 4th 1997

Parcel line data obtained from Wayne County Assessment Office
"River District is 1,500' off River Road throughout the township."

Prepared by Wayne County Department of Planning



0 0.3 0.6 1.2 1.8 2.4 Miles



2003-03

RR RURAL RESIDENTIAL : The purpose of this district is to provide for residential, agricultural and commercial development in areas of the Township which are largely rural in character and to provide compatibility with existing agricultural, residential and rural uses.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
<ol style="list-style-type: none"> 1. Agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations. 2. Single family dwellings(whether seasonal or year-round). 3. Mobile homes (individual). 4. Veterinary services 5. Churches and places of worship. 6. Two-family dwellings. 7. Undertaking services. 8. Fraternal clubs. 9. Professional Services 10 Day care centers, twelve children or less 	<ol style="list-style-type: none"> 1. Home occupations 2. Private swimming pools 3. Private garages 4. Storage sheds 5. Barns 6. Private Stables 7. Electronic reception devices 8. Fences 9. Farmstand 10. Other accessory uses common to residential and agricultural uses. 11. All accessory uses common to commercial uses 	<ol style="list-style-type: none"> 1. Intensive livestock operations 2. Mobile home parks 3. Cluster development 4. Multi-family dwellings 5. Cultural facilities 6. Nursing homes 7. Personal care facilities 8. Hotels/Motels 9. Boarding or tourist homes 10. Private recreational facilities 11. Restaurants 12. Agricultural service facilities 13. Campgrounds 14. Car washes 15. Specialty shops 16. Light manufacturing 17. Service stations 18. Vehicle & equipment sales operations 19. Retail stores and service establishments 20 Lumber yards 21. Commercial stables 22. Kennels 23. Junkyards 24 Commercial communications devices 25 Day care centers, thirteen children or more 	<ol style="list-style-type: none"> 1. Quarries/Surface Mining 2. Public and semi-public uses 3. Public parks and playgrounds 4. Airports 5. Health facilities 6. Essential services 	<p>*Minimum lot size</p> <ol style="list-style-type: none"> 1. 60,000 sq ft 2. 44,000 sq ft 3. 32,000 sq ft <p>*Minimum lot width</p> <ol style="list-style-type: none"> 1. 200 ft 2. 175 ft 3. 140 ft <p>corner lots 100 ft lots fronting cul-de-sac 65 ft</p> <p>*Minimum front yard 35 ft</p> <p>*Minimum side/rear yard 30 ft</p> <p>*Maximum building height 35 ft</p> <p>*Maximum lot coverage 40%</p> <ol style="list-style-type: none"> 1. On-site sewer and water 2. Off-site sewer or water 3. Off-site sewer and water

N-D NEIGHBORHOOD DEVELOPMENT: The purpose of this district is to provide for continued neighborhood development, while allowing various amenities and conveniences offered by commercial establishment.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
<ol style="list-style-type: none"> 1. Single family dwellings (whether seasonal or year-round). 2. Restaurants 3. Veterinary services 4. Churches and places of worship 5. Two-family dwellings 6. Undertaking services 7. Fraternal clubs 8. Professional services 9. Hotels/Motels 10. Boarding or tourist homes 11. Private recreational facilities 12. Agricultural service facilities 13. Car washes 14. Specialty shops 15. Service stations 16. Retail stores and service establishments 17. Day care centers, twelve children or less 	<p>All accessory uses in the RR district</p>	<ol style="list-style-type: none"> 1. Fast food establishments 2. Shopping Centers or Malls 3. Multi-family dwellings 4. Indoor theaters 5. Service stations 6. Vehicle & equipment sales operations 7. Lumber yards 8. Day care centers, thirteen children or more 	<ol style="list-style-type: none"> 1. Public and semi-public uses 2. Public parks and playgrounds 3. Essential services 	<ul style="list-style-type: none"> *Minimum lot size 58,000 sq ft *Minimum lot width 150 ft Corner lots 200 ft lots fronting cul-de sac 65 ft *Minimum front yard 40 ft *Minimum side/rear yard 15 ft *Maximum building height 35 ft *Maximum lot coverage 40% * If off-site and or water see RR development standards

ID INDUSTRIAL: The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
1. Single family dwellings (whether seasonal or year round). 2. Day care centers, twelve children or less	Accessory buildings common to industrial uses.	1. Research, engineering or testing laboratories 2. Administration offices 3. Assembly from components 4. Optical instruments production 5. Pharmaceutical production 6. Textile manufacturing 7. Enclosed storage facilities 8. Warehouses, distribution centers & terminals 9. Printers 10. Light Manufacturing 11. Saw mills and related wood product manufacturing 12. Quarries 13. Lumber yards 14. Other manufacturing uses 15. Junkyards 16. Adult Businesses 17. Commercial Communications devices 18. Day care centers, thirteen children or more	1. Public and semi-public uses 2. Essential services	*Minimum lot size 2 acres *Minimum lot width 200 ft Corner lots 100 ft lots fronting cul-de-sac 65 ft *Minimum front yard 60 ft *Minimum side/rear yard 30 ft *Maximum building height 35ft *Maximum lot coverage 50% ** any proposed industrial building in excess of the maximum building height of 35', shall be considered a conditional use. **Any non-industrial use shall follow the front yard side/rear yard, and building height development standards as the above RR development standards.

RD RIVER DISTRICT: The intent of this district is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor ; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act.

PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
1. Agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations. 2. Single family dwellings (whether seasonal or year-round). 3. Mobile homes (individual) 4. Day care centers, twelve children or less	1. Home occupations 2. Private swimming pools 3. Private garages 4. Tool sheds 5. Barns 6. Private stables 7. Electronic reception devices 8. Fences 9. Farmstand 10. Other accessory uses common to residential and agricultural uses.	1. Boat/canoe liveries 2. Commercial stables 3. Campgrounds 4. Boarding or tourist homes 5. Private recreational facilities 6. Tourist recreational facilities 7. Retail and service establishments specifically directed toward river uses. 8. Professional services 9. Day care centers, thirteen children or more	1. Churches and places of worship 2. Public and semi-public uses 3. Public parks and playgrounds 4. Essential services	*Minimum lot size: 2 acres *Minimum lot width: 200 ft Corner lots 100 ft lots fronting cul-de-sac 65 ft At river 200 ft *Minimum front yard 50 ft *Minimum side/rear yard 40 ft *Maximum yard to river 100 ft *Maximum building height 35 ft *Maximum lot coverage 30%

***FLOODWAY DEVELOPMENT:** All development within a floodway as defined and regulated by Article VII of this Ordinance shall be considered a special exception.

***WATERCOURSE SETBACKS:** Within any General Flood plain Area, no new construction or development shall be located within the area measured fifty(50) feet landward from the top of bank of any watercourse (See Section 704.2, B).

- b. The use in no way conflicts with the intent of the Zoning District and the general purpose and intent of this Ordinance.
 - c. The use is not permitted in any other Zoning District.
3. Planning Commission Review - At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Planning Commission for its recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until the comments from the Planning Commission are received or thirty (30) days have passed from the time the application was referred to the Planning Commission.
4. Conditions - The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of District Regulations, incorporating standards in this Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Ordinance and the Pennsylvania Municipalities Planning Code.

ITEM 3 - Make the following changes to the Schedule of District regulations:

A. Add *group homes* as a permitted principal use in all districts.

B. RR RURAL RESIDENTIAL DISTRICT

- 1. Add to conditional uses:
 - airports*
 - detention facilities*
 - power plants*
 - race tracks*
 - storage yards for forest products and minerals*
 - treatment centers/clinics*
 - wind farms*
 - zoos and menageries*
- 2. Amend *light manufacturing* in the conditional uses to read:
 - light manufacturing (minimum lot size of 5 acres required)*
- 3. Add to special exceptions:
 - mineral extraction*

C. ND NEIGHBORHOOD DEVELOPMENT

- 1. Add to permitted principal uses:
 - self-storage facilities*

D. ID INDUSTRIAL DISTRICT

- 1. Add to conditional uses:
 - detention facilities*
 - gambling or betting uses*
 - power plants*
 - manufacturing and industry*

- mineral processing
- solid waste facilities
- solid waste staging areas

ITEM 4 - Amend the opening paragraph of Section 405; and, amend and add the following subsections of Section 405 (Commercial and Manufacturing Performance Standards) to read as follows:

405 Performance Standards

Wherever a commercial or manufacturing or other non- residential use, with the exception of agricultural activities, is proposed the following performance standards shall apply:

Amend –

405.2 Fire and Explosion Hazards

All activities involving any manufacturing, production, storage transfer or disposal of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in the industry shall be required. Burning of waste materials in open fires is prohibited. The relevant provisions of Federal, State and local laws and regulations shall also apply. Details of the potential hazards and details of planned safety and accident response actions shall be provide by the developer for review by the local fire company(s). In the case of conditional uses and special exceptions, larger setbacks, additional buffer areas or fencing may be required by the Township if the nature of the proposed use as determined by the Township so requires.

405.4 Noise

- A. No person shall operate or cause to be operated, on property, any source of continuous sound (any sound that is steady, fluctuating, or intermittent with a recurrence greater than one time in any fifteen second interval) in such a manner as to create a sound level that exceeds the limits set forth for the receiving land use category in the following Maximum Sound Levels Table when measured at the property line of the receiving land use.

MAXIMUM SOUND LEVELS	Category Limits (dBA)		
	Commercial	Manufacturing	All Others
Monday-Saturday, 7:00 a.m.-9:00 p.m.	65	70	60
Saturday, 9:00 p.m.- Monday, 7:00 a.m. Monday-Friday, 9:00 p.m.-7:00 a.m. Legal Holidays, 12:00-a.m.-12:00 p.m.	60	70	50

The maximum sound levels listed in the Maximum Sound Levels Table above do not apply to the following noise sources:

1. Emergency alerts.
2. Emergency work to provide electricity, water, or other public utilities when public health or safety is involved.
3. Snow removal or road repair.
4. Domestic power tools between 8:00 AM and 9:00 PM.
5. Explosives and construction operations between 7:00 AM and 6:00 PM, Monday through Saturday.
6. Agriculture and forestry operations.
7. The operation of legally registered and inspected motor vehicles designed for use on public highways.
8. Public celebrations authorized by the Township.